

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

\$112,000.00

Send Tax Notice to:

Donna Shubert
655 Forest Trail
Chelsea, Ala. 35043

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY TWO THOUSAND DOLLARS and NO/00 (\$252,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert W. Ray and wife, Patricia M. Ray (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Donna Shubert (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Patricia M. Ray reserves a Life Estate in and to the above described property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2015.

Robert W. Ray by Donna Shubert attorney-in-fact
Robert W. Ray
By: **Donna Shubert, Attorney in Fact**

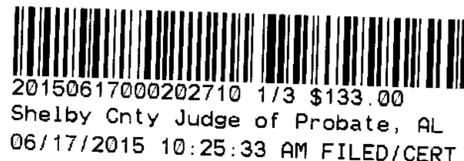
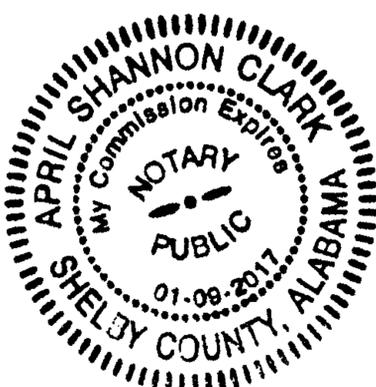
Patricia M. Ray
Patricia M. Ray

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Patricia M. Ray as Attorney in Fact for Robert W. Ray and Patricia M. Ray**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, shethey executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2015.

April Clark
Notary Public
My Commission Expires: 1-9-2017



Shelby County, AL 06/17/2015
State of Alabama
Deed Tax: \$113.00

EXHIBIT A – LEGAL DESCRIPTION

PARCEL I, ACCORDING TO G & M ESTATES, Map Book 14, Page 74, more particularly described as Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 21 South, Range 1 East; thence run South along the West line of said 1/4-1/4 for 312.55 feet to the Southerly right of way of Alabama State Highway #25 and the point of beginning; thence 80 degrees 16 minutes 04 seconds right run Southwesterly along said right of way for 273.60 feet to a creek; thence 124 degrees 12 minutes 46 seconds left run Southeasterly along said creek for 135.93 feet; thence 19 degrees 26 minutes 18 seconds left continue along said creek for 43.78 feet; thence 4 degrees 42 minutes 07 seconds right run along said creek for 84.61 feet; thence 36 degrees 26 minutes 53 seconds right continue along said creek for 69.46 feet; thence 15 degrees 06 minutes right continue along said creek for 21.11 feet; thence 10 degrees 38 minutes 53 seconds left run along said creek for 114.62 feet to the West line of said 1/4-1/4; thence 17 degrees 46 minutes 53 seconds right run South along said West line for 421.30 feet to the Northerly right of way of Southern Railroad; thence 94 degrees 27 minutes 30 seconds left from tangent of a curve to the right having a radius of 3,544.17 feet, run along said curve for 351.45 feet; thence continue along said right of way 397.60 feet; thence 95 degrees 16 minutes 26 seconds left run 848.22 feet to the Southerly right of way of Alabama State Highway #25; thence 90 degrees 00 minutes left run Southwesterly along said right of way for 610.25 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS #12945, dated September 10, 1990.



20150617000202710 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
06/17/2015 10:25:33 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Patricia Ray
Mailing Address
Property Address 25808 Hwy 25 Wilsonville

Grantee's Name Donna Shubert
Mailing Address 655 Shelby Forest Trail Cheisea AL 35043
Date of Sale 6-5-15
Total Purchase Price
or
Actual Value
or
Assessor's Market Value 252,000.00 1/2 = 126,000

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other tax value (1/2)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

Print Donna Shubert

Unattested

Sign Donna Shubert

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150617000202710 3/3 \$133.00
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